

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL F-3
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Eliot Congregational Church of Roxbury has submitted a satisfactory proposal for developing low-moderate income housing on Disposition Parcel F-3:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Eliot Congregational Church of Roxbury be and hereby is designated as Redeveloper of Disposition Parcel F-3, subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Proposed development schedule;

The proposal calls for the construction of approximately 155 dwelling units, consisting of two-thirds 1-bedroom units and one-third 2-bedroom units. A portion of the 1-bedroom units are to be set aside for elderly tenants. Among the ground floor commercial facilities to be included will be a convenience food store to service both the development and the surrounding neighborhood. Nearly two-thirds of the site will remain open as landscaped or recreational areas. The total development cost is presently estimated at four and one-half million dollars.

Parcel F-3 requires no acquisition, no demolition, and no relocation, and hence little if any further expenditure of Authority funds to effect the development of this site. The Eliot Church has compiled a qualified development team and submitted an attractive proposal for the construction of badly needed housing. The tentative designation of the Church is appropriate at this time in order to permit their team to prepare more detailed plans and initiate the processing necessary to finance the development.

I therefore recommend that the Authority designate the Eliot Congregational Church of Roxbury as Redeveloper of Disposition Parcel F-3 in the Washington Park Urban Renewal Area.

An appropriate Resolution is attached.

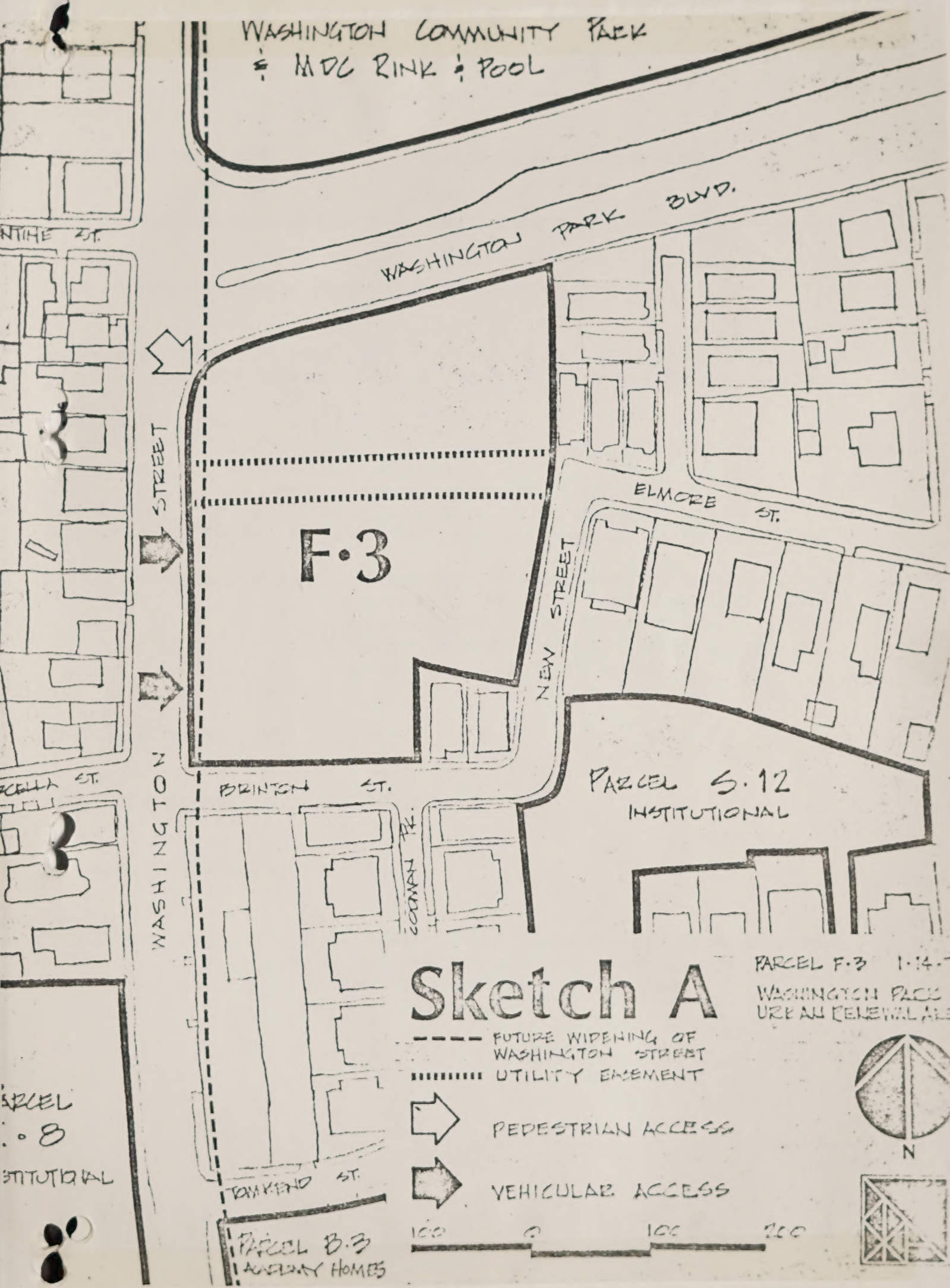
Attachment

- (ii) Design development drawings or other plans showing in detail the nature and design of the proposed construction;
- (iii) Evidence satisfactory to the Authority showing a feasible plan for financing the development.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found that the Eliot Congregational Church of Roxbury possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the project area.

4. That the Secretary is hereby authorized to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



DISPOSITION PARCEL FACT SHEET

NAME OF DEVELOPMENT: Eliot Congregational Church Housing

DISPOSITION PARCEL NUMBER: F-3, Washington Park Urban Renewal Area

SIZE: 108,000 square feet, approximately 2½ acres.

LOCATION: Corner of Washington Street and Martin Luther King Boulevard,
across from Washington Community Park and MDC Development.

DEVELOPMENT TEAM:

SPONSOR: Eliot Congregational Church of Roxbury, Rev. Prentis M. Moore
CONSULTANT: John W. Flynn, Boston
ARCHITECT: Leon Pernice & Associates, West Springfield
CONTRACTOR: Daniel O'Connells & Sons, Inc., Holyoke
ATTORNEYS: Daniel D. Gallagher, Esq. and Darrell L. Outlaw, Esq., Boston

NATURE OF DEVELOPMENT: Low-moderate income housing, consisting of
one and two bedroom units contained in 12
story tower. About 1/3 of units to be for
elderly tenants. Ground floor commercial
space, including food store.

NUMBER OF UNITS: 155

TOTAL DEVELOPMENT COST: \$4,500,000

ESTIMATED CLOSING DATE: 1972

COMMENTS: Site is already acquired and cleared. Previous proposals
for commercial development have been unsuccessful. Involves
minor plan change to permit residential use.

MEMORANDUM

MAY 13, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL F-3
WASHINGTON PARK PROJECT MASS. R-24

Summary: This memorandum request that the Authority tentatively designate the Eliot Congregational Church of Roxbury as Redeveloper of Disposition Parcel F-3 in the Washington Park Urban Renewal Area.

Disposition Parcel F-3 consists of approximately 108,000 square feet located at the corner of Martin Luther King Boulevard and Washington Street. The Authority has already acquired the entire site, which now stands cleared and ready for development.

This site was previously considered for commercial use as a shopping center, but no feasible proposal was submitted despite several years effort. The Eliot Congregational Church of Roxbury has submitted to the Authority a satisfactory proposal for the construction of low-moderate income housing on the site, together with ground floor commercial space to enhance the economic feasibility of the development.

The Eliot Congregational Church is a long established institution in the Roxbury community. Its pastor is Rev. Prentis M. D. Moore. The Church itself is located two blocks from the site and thus can provide significant and continuing community involvement in the project. The Church has selected the firm of Leon Pernice & Associates of West Springfield as their architects, and John W. Flynn, Former Boston Area Director of the Federal Housing Administration, as their development consultant. Daniel O'Connells & Sons, Inc., of Holyoke has been selected as the general contractor. They have retained Daniel D. Gallagher, of the firm of Maloney, Gallagher & Kirk, and Darrell L. Outlaw as their attorneys. The Church will, prior to initial closing, form a separate corporation to act as mortgagor and take title to the land.

